

**An Ordinance Amending the Durham Unified Development Ordinance
By Taking Property out of IP/Suburban Tier and Compact Neighborhood
Tier Zoning District and Establishing the Same as MU(D)/Compact Tier
District**

Be it Ordained by the Durham City Council:

Section 1. That the Durham City Council held a Public Hearing on Zoning Case Z1200016 and Voted on February 4, 2013 to approve the Zoning Map Change described herein.

Section 2. That the Durham Zoning Atlas and Unified Development Ordinance are hereby amended by taking the following described Property out of IP/Suburban Tier and Compact Neighborhood Tier and placing the same in and establishing the same as MU(D)/Compact Neighborhood Tier.

All property as follows, and to the centerlines of any adjoining public rights-of way:

Parcel 1 – PIN# 0747-04-54-4507

Being that certain parcel of land located in Durham County, North Carolina, containing 5.93 acres and being more fully described as follows:

BEGINNING at an existing concrete monument marking the southeast intersection of Page Road (a variable width public R/W) and Slater Road (a variable width public R/W); thence, along a curve to the left having a radius of 1123.00 feet, an arc length of 60.94 feet, and a chord bearing and distance of South 39°02'26" East, 60.93 feet to a point; thence, along a non-tangent curve to the left having a radius of 1117.00 feet, an arc length of 134.45 feet, and a chord bearing and distance of South 46°52'37" East, 134.37 feet to a point; thence, along a non-tangent curve to the left having a radius of 898.42 feet, an arc length of 37.72 feet, and a chord bearing and distance of South 54°00'00" East, 37.72 feet to a point; thence South 53°21'22" East a distance of 9.62 feet to a calculated point; thence South 53°12'22" East a distance of 89.23; thence South 46°18'34" West a distance of 435.69 feet to a calculated point; thence South 01°35'42" West a distance of 227.41 feet to a calculated point; thence North 88°25'31" West a distance of 297.70 feet to a calculated point; thence North 13°47'42" East a distance of 198.80 feet to a calculated point; thence North 30°42'51" West a distance of 89.43 feet to a calculated point; thence North 06°22'35" East a distance of 204.54 feet to a calculated point; thence North 47°32'23" East a distance of 148.49 feet to a calculated point; thence North 46°23'40" East a distance of 69.63 feet to a calculated point; thence North 46°23'40" East a distance of 179.09 feet to a calculated point; thence South 85°32'43" East a distance of 58.76 feet to the point of **BEGINNING**, containing 258,499 square feet or 5.93 acres of land, more or less.

Parcel 2 – PIN # 0747-04-64-0953

Being that certain parcel of land located in Durham County, North Carolina, containing 8.05 acres and being more fully described as follows:

BEGINNING at an existing concrete monument marking the southeast intersection of Page Road (a variable width public R/W) and Slater Road (a variable width public R/W); thence North $46^{\circ}23'18''$ East a distance of 61.24 feet to a calculated point; thence, along a tangent curve to the right with a radius of 1599.03 feet, an arc length of 201.55 feet, and a chord bearing and distance of North $49^{\circ}59'58''$ East, 201.42 feet to a calculated point; thence, along a non-tangent curve to the right having a radius of 1596.48 feet, an arc length of 192.06 feet, and a chord bearing and distance of North $55^{\circ}15'20''$ East, 191.95 feet to a point; thence South $00^{\circ}25'13''$ West a distance of 260.99 feet to a calculated point; thence South $81^{\circ}42'19''$ East a distance of 247.50 feet to a calculated point; thence North $08^{\circ}17'41''$ East a distance of 83.05 feet to a calculated point; thence South $81^{\circ}43'03''$ East a distance of 284.95 feet to a calculated point; thence South $08^{\circ}14'32''$ West a distance of 310.45 feet to a calculated point; thence North $81^{\circ}38'31''$ West a distance of 194.44 feet to a calculated point; thence South $00^{\circ}47'46''$ West a distance of 232.38 feet to a calculated point; thence, along a non-tangent curve to the right having a radius of 870.05 feet, an arc length of 451.25, and a chord bearing and distance of North $68^{\circ}12'46''$ West, 446.21 feet to a point; thence North $50^{\circ}17'00''$ West a distance of 55.75 feet to a calculated point; thence, along a non-tangent curve to the right having a radius of 1042.15 feet, an arc length of 183.41 feet, and a chord bearing an distance of North $45^{\circ}18'01''$ West, 183.17 feet to a point; thence North $27^{\circ}56'09''$ West a distance of 50.59 feet to a calculated point; thence, along a non-tangent curve to the right having a radius of 1025.06 feet, an arc length of 75.19 feet, and a chord bearing and distance of North $38^{\circ}28'49''$ West, 75.18 feet to a point; thence North $05^{\circ}08'31''$ East a distance of 52.36 feet to the point of **BEGINNING**, containing 350,540 square feet or 8.05 acres of land, more or less.

Section 3. This Ordinance shall be in full force and effect from and after its passage.

Section 4. All ordinances in conflict with this Ordinance are hereby repealed.